145.0	0004	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,200 /	873,200
					USE VALUE:	873,200 /	873,200
					ASSESSED:	873,200 /	873,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
188		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIS JULIE L
Owner 2:	
Owner 3:	
Street 1:	188 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIS JULIE L/KEVIN -
Owner 2:	-
Street 1:	188 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,220 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Clapboard Exterior and 1662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7220.000	362,800	1,100	509,300	873,200
Total Card	0.166	362,800	1,100	509,300	873,200
Total Parcel	0.166	362,800	1,100	509,300	873,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.39 | /Parcel: 525.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 95097
GIS Ref:
GIS Ref:
Insp Date: 12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,900	1100	7,220.	509,300	873,300	873,300	Year End Roll	12/18/2019
2019	101	FV	270,900	1100	7,220.	477,500	749,500	749,500	Year End Roll	1/3/2019
2018	101	FV	268,400	0	7,220.	394,700	663,100	663,100	Year End Roll	12/20/2017
2017	101	FV	268,400	0	7,220.	362,900	631,300	631,300	Year End Roll	1/3/2017
2016	101	FV	268,400	0	7,220.	331,000	599,400	599,400	Year End	1/4/2016
2015	101	FV	253,900	0	7,220.	324,700	578,600	578,600	Year End Roll	12/11/2014
2014	101	FV	253,900	0	7,220.	301,700	555,600	555,600	Year End Roll	12/16/2013
2013	101	FV	253,900	0	7,220.	287,100	541,000	541,000		12/13/2012

!11338!

PRINT

Date	Time
12/11/20	01:31:15

LAST REV

Date	Time
03/23/18	10:13:10
apro	
11338	

USER DEFINED

Prior Id # 1:	95097
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS JULIE L/	52125-468		1/26/2009	Family	1	No	No		
WYLIE BRENDA	43462-267		8/5/2004		540,000	No	No		
SCHATZ DAVID R/	29572-116		6/11/2001		369,300	No	No		
SCHATZ LEONARD	29572-116		12/23/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2010	664	Addition	174,000					16X21 GAR W/ MASTE
5/26/2010	513	Foundati	15,000					
5/27/2003	395	Re-Roof	7,000					
10/12/2001	746	Porch	8,430	C				REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
3/6/2012	Info Fm Prmt	BR	B Rossignol
1/30/2009	Measured	336	PATRIOT
11/19/2008	Meas/Inspect	355	PATRIOT
12/6/2004	MLS	MM	Mary M
9/12/2001	MLS	MM	Mary M
9/29/1999	Meas/Inspect	197	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7220		Sq. Ft.	Site		0	80.	0.88	9									509,281						509,300	

Total AC/HA: 0.16575 | Total SF/SM: 7220 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 509,281 | Spl Credit | Total: 509,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28176892
Const Adj.:	0.98980200
Adj $ / SQ:	164.931
Other Features:	83084
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406725
Depreciation:	43926
Depreciated Total:	362799

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

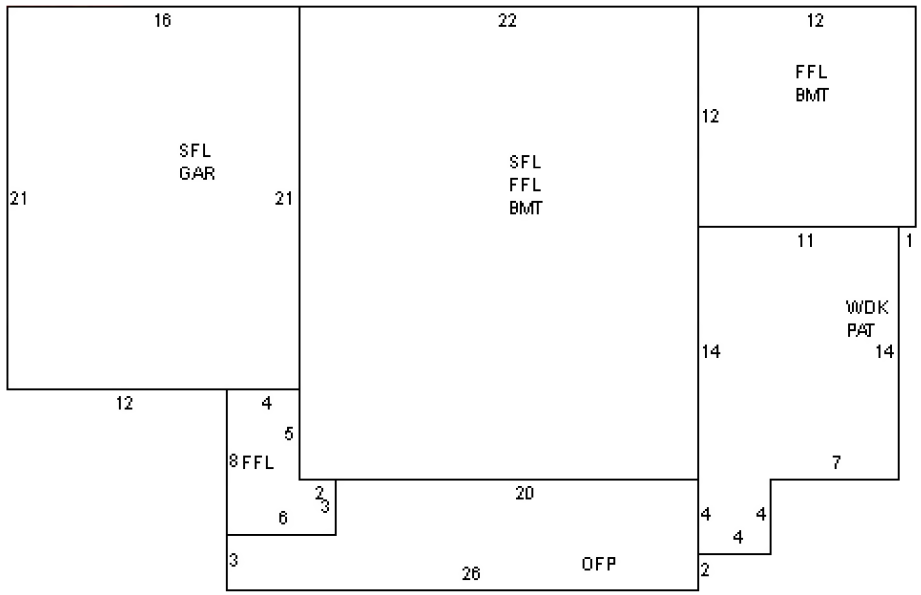
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.93
Special Features:	0	Val/Su Net:	113.66
Final Total:	362800	Val/Su SzAd	218.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	908	164.930	149,757
FFL	First Floor	754	164.930	124,358
BMT	Basement	716	49.480	35,427
GAR	Garage	336	22.210	7,463
PAT	Patio	170	4.410	750
WDK	Deck	170	11.760	1,999
OFP	Open Porch	138	28.170	3,887
	Net Sketched Area:	3,192	Total:	323,641
Size Ad	1662	Gross Are	3192	FinArea 1662

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	17X20	A	AV	2010	3.35	T	7.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100

IMAGE

AssessPro Patriot Properties, Inc